





## A LIFESTYLE UNLIKE ANY OTHER.

As part of Emaar MGF's vision to create a way of life that sets the standard for India. The Palm Drive promises to be a community, designed for contemporary living in a green sanctuary setting – a modern lifestyle in a haven of peace and tranquility. The design approach is to unify a contemporary architecture with a botanical environment and will include beautifully designed high-rise towers and superb villas to match the world's best.

A neighbourhood that will be defined by wonderful greenery, wide-open spaces and an uplifting sense of safety, security and community. The Palm Drive presents the perfect setting for you and your loved ones.

# PURE LIVING PLEASURE.



# SURROUNDED BY GREEN OPEN SPACES AND NATURAL TRANQUILITY.

The Palm Drive is located well away from the industrial areas in a serene sanctuary setting. Surrounded on all sides by up-and-coming residential neighbourhoods that have excellent infrastructure and access to the city's commercial sectors. The Palm Drive also enjoys wide open spaces and a fresh, green, natural environment.

The Palm Drive will have extensive recreational facilities that celebrate the outdoors. such as landscaped public areas, planted parks, jogging trails and walkways.



## A GARDEN WITH YOUR HOME ATTACHED.

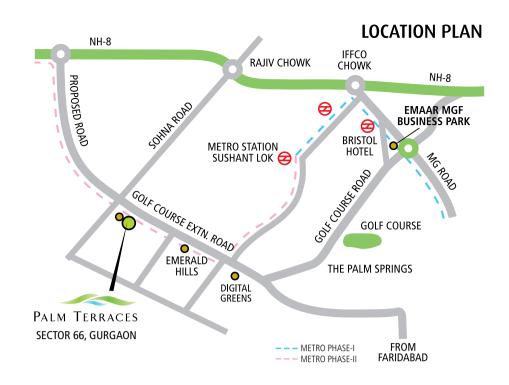
Surrender completely to natural beauty. Surround yourself with acres of refreshing greens. Experience what clean, healthy living should be.











- 25 minute drive to the Delhi International Airport
- Easy access from Express Highway to the city
- Strategically located in the emerging Suburban
   Business District on the Golf Course Extension Road
- Located in a thriving neighbourhood with schools and hospital nearby



## LEGEND

- 1) Main Entrance
- 1A) Entrance
- 2) Guard Room
- 3) Entrance Court
- 4) Water Body
- 4A) Rain Curtain
- 5) Feature Wall & Water Body
- 6) Drop-Off
- 7) Kids Play Area
- 8) Formal Garden
- 9) Club House I
- 9A) Club House II
- 10) Swimming Pool
- 11) Kids Pool
- 12) Swimming Pool
  Greens
- 12A) Central Greens
- 12B) Greens
- 13) Open Air Theatre
- 14) Tennis Courts
- 15) Primary School
- 16) Playground
- 17) EWS
- 18) Shopping

  Complex
- 19) Palm Studios
- 20) Nursery School
- 21) Primary School



# PALM TERRACES

## 3-ACRE CENTRAL GREENS SURROUNDED BY LOW-RISE LUXURY RESIDENCES

- Garden-facing luxury apartments
- Options of Ground, 1st, 2nd, 3rd and 4th floors
- Part of the larger master planned development The Palm Drive
- Located in Sector 66, Gurgaon
- On the proposed MRTS (Metro) Corridor
- Exclusive clubhouse and swimming pool for residents of Palm Terraces

TYPICAL FLOOR PLAN

2100 SQ. FT.

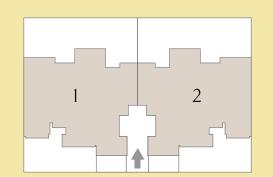
4 BEDROOM, 4 BATHROOM, UTILITY.

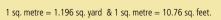
S.ROOM AND LIFT

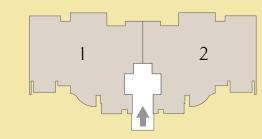






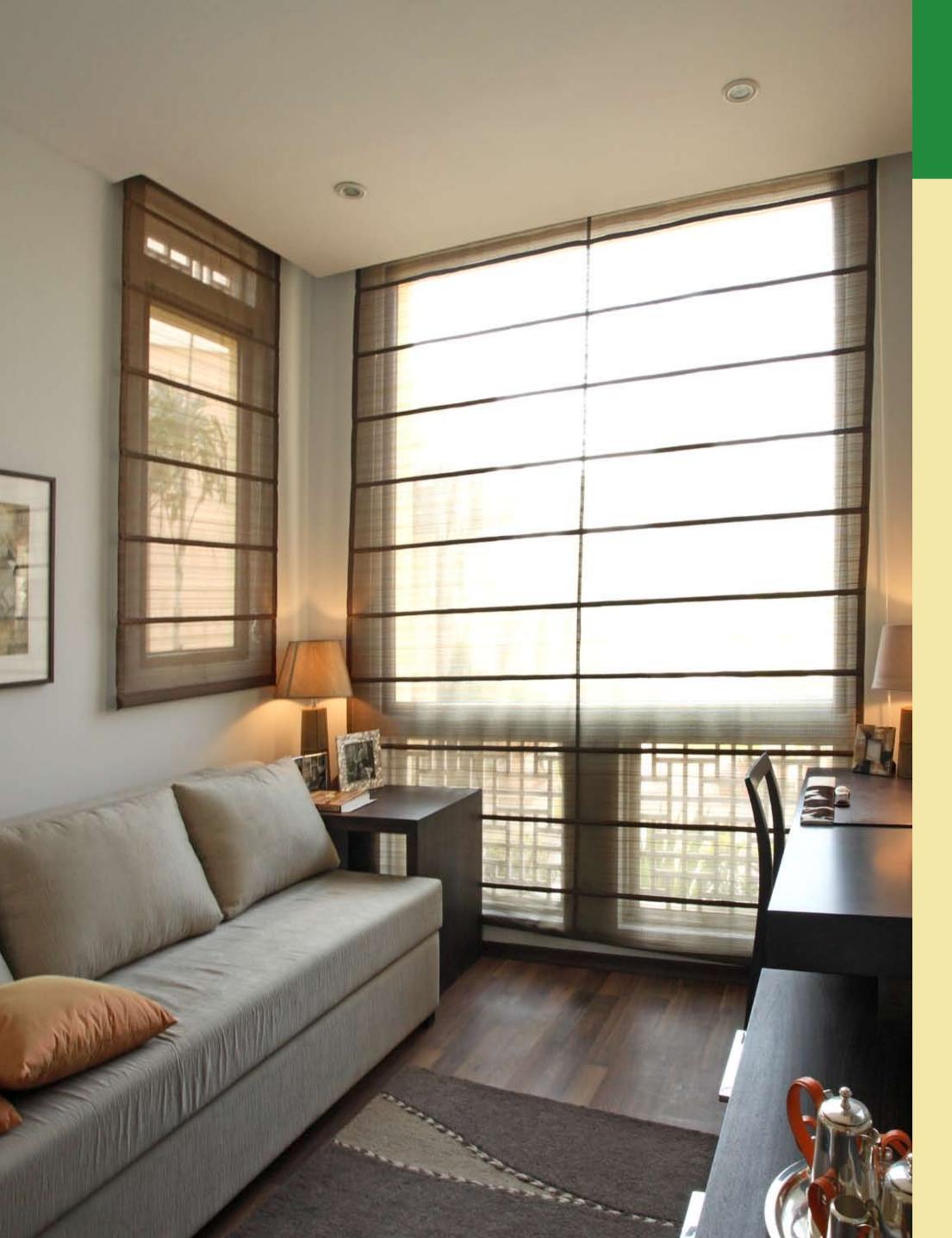




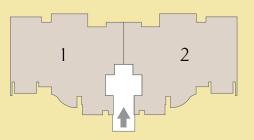












1 sq. metre = 1.196 sq. yard & 1 sq. metre = 10.76 sq. feet.

In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the offering.



## PROPOSED STANDARD SPECIFICATIONS\* FOR THE PALM TERRACES



Living/Dining/Lobby/Family Room

Master Bedroom Other Bedroom(s)

Kitchen

Balconies/Terraces **Master Toilet** Other Toilets

Servant/Utility Room

POP Punning with Arcylic Emulsion Paint POP Punning with Arcylic Emulsion Paint POP Punning with Arcylic Emulsion Paint

Ceramic Tiles - 2 ft. Above Counter POP Punning with Arcylic Emulsion Paint

Weather-Proof Paint Imported Marble Ceramic Tiles

POP Punning with OBD

**FLOOR** 

Living/Dining/Lobby/Family Room

Master Bedroom Other Bedroom(s)

Kitchen Balconies/Terraces **Master Toilet** Other Toilets

Servant/Utility Room

Imported Marble

Wooden Laminated Flooring Wooden Laminated Flooring

Vitrified Tiles **Anti-Skid Tiles** Imported Marble Vitrified Tiles

**Heavy Duty Ceramic Tiles** 

CEILING

Living/Dining/Lobby/Family Room

Master Bedroom Other Bedroom(s) Kitchen

Balconies/Terraces

**Master Toilet** Other Toilets POP Punning with Arcylic Emulsion Paint POP Punning with Arcylic Emulsion Paint POP Punning with Arcylic Emulsion Paint

POP Punning with Arcylic Emulsion Paint

Weather-Proof Paint

False Ceiling with Acrylic Emulsion Paint False Ceiling with Acrylic Emulsion Paint

OBD Servant/Utility Room

DOORS

Kitchen

Balconies/Terraces

Living/Dining/Lobby/Family Room

Internal: Flush Door Shutters External: UPVC/Powder Coated Aluminum

Main Entrance: Polished Teakwood Frame With Panelled Door Shutters

Master Bedroom Internal: Flush Door Shutters

External: UPVC/Powder Coated Aluminum

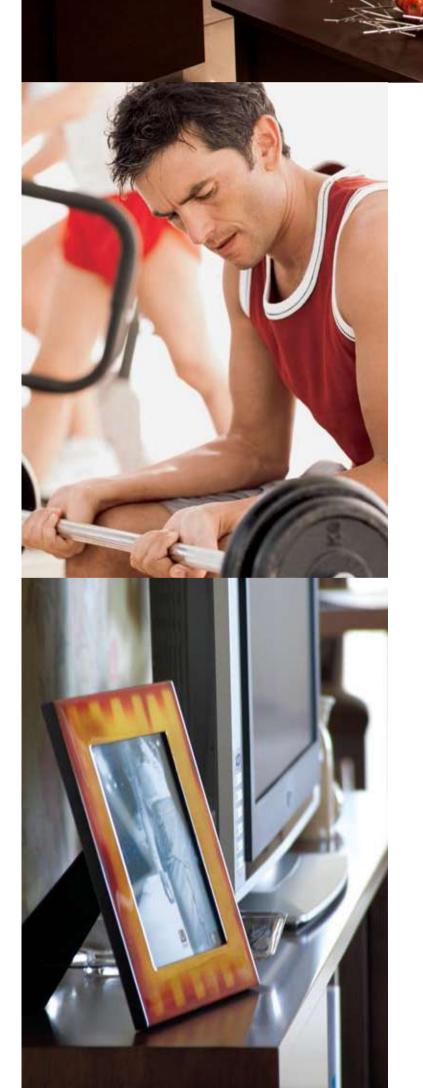
Internal: Flush Door Shutters

External: UPVC/Powder Coated Aluminum

Internal: Flush Door Shutters

External: UPVC/Powder Coated Aluminum External: UPVC/Powder Coated Aluminum

Master Toilet Internal: Flush Door Shutters Other Toilets Internal: Flush Door Shutters Internal: Flush Door Shutters Servant/Utility Room



#### WINDOWS/GLAZING

UPVC/Powder Coated Aluminium Window Frames and Shutters

#### **OTHERS**

Living/Dining/Bedroom(s)

Kitchen

Modular Kitchen, Granite Counter Top with Back Splash in Granite, Stainless Steel Sink with Double Bowl and Drainage, CP Fittings

Imported Chinaware, Imported CP Fittings,

**Master Toilet** 

Marble Counter

Imported Chinaware, Imported CP Fittings, Marble Counter

Split AC Units

**SWITCHES** 

Other Toilets

Modular Switches

#### **OTHER AMENITIES**

100% Power Back-up, Health Club Facility with Fully Equipped Unisex Gym Fitted with Cable TV, Jacuzzi, Dance & Aerobics Studio.

Sports Facilties with Tennis Courts, Squash Court, Swimming Pool with Baby Splash, 24 Hour Running Filter, Shower and Changing Areas.

Club with Lounge, Billiards/Pool Room, Cigar Lounge, Multi-Purpose Hall/Function Lounge with Bar and Multi-Cuisine Restaurant. Kids Crèche with Tot-Lots, Seesaws, Baby Slides, Sand Pit, Party Area & Mini-Club Cineplex.

## **SECURITY**

**Perimeter Security** 

\*All floor plans, specifications and images in this brochure are representative and are subject to change in the best interests of the development.



